

SEE GML
BOOK 346
PAGE 126

KNOW ALL MEN BY THESE PRESENTS that THE UNIVERSITY OF MASSACHUSETTS DELTA CHI FRATERNITY ALUMNI CORP.,

Chapter 180 of a corporation duly established under the laws of Commonwealth of Massachusetts

and having its usual place of business at 314 Lincoln Avenue

Amherst County, Massachusetts

for consideration paid, and in full consideration of \$44,000.00

grants to RICHARD M. GOLD and MARIE E. DESCH, husband and wife, as joint tenants,

of 55 Sand Hill Road, Amherst, Hampshire County, Massachusetts

with warranty covenants

the land in Amherst, Hampshire County, Massachusetts, together with the buildings thereon, situated on the westerly side of Lincoln Avenue, bounded and described (Description and encumbrances, if any) as follows:

SEE
BOOK 4996
PAGE 130

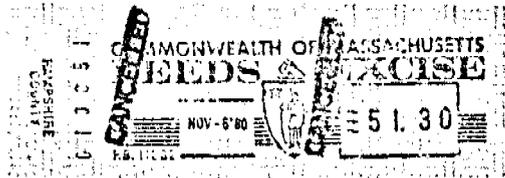
314 Lincoln Avenue, Amherst, Ma.

Beginning at a point on the westerly side of Lincoln Avenue, in said Amherst, four hundred twenty-three and ninety-three hundredths (423.93) feet southerly from a stone bound at the intersection of said westerly side of said Lincoln Avenue with the southerly side of Plainville Road; and running thence westerly one hundred five and one-tenth (105.1) feet; thence southerly fifty (50) feet; thence easterly one hundred five and one-tenth (105.1) feet to the westerly side of said Lincoln Avenue; thence northerly on said westerly side of said Lincoln Avenue fifty (50) feet to the point of beginning, hereby intending to convey lot #10 as shown on Plan of lots recorded in Hampshire Registry of Deeds, Book 526, Page 130, to which plan and record thereof, reference is hereby made for a more particular description.

Said lot is conveyed subject to the restrictions that no building shall be put upon said lot nearer than fifteen (15) feet to the westerly side of said Lincoln Avenue.

For title see deed of Iota Gamma Upsilon House Corporation to The University of Massachusetts Delta Chi Fraternity Alumni Corp., dated June 16, 1969, recorded with Hampshire County Registry of Deeds in Book 1553, Page 21.

SUBJECT TO a prior mortgage given by The University of Massachusetts Delta Chi Fraternity Alumni Corp. to the Northampton Co-Operative Bank dated June 16, 1976, and recorded with Hampshire County Registry of Deeds in Book 1553, Page 24, the principal balance of which is \$21,662.19, which the grantees herein assume and agree to pay.



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In Witness whereof, the said THE UNIVERSITY OF MASSACHUSETTS DELTA CHI FRATERNITY ALUMNI CORP. has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by THOMAS D. SIMPSON

its Treasurer this fifth day of November in the year one thousand nine hundred and Eighty.

Signed and sealed in presence of

Stephen B. Monsehn

THE UNIVERSITY OF MASSACHUSETTS DELTA CHI FRATERNITY ALUMNI CORP.

by *Thomas D. Simpson*
Thomas D. Simpson, Treasurer

The Commonwealth of Massachusetts

Hampshire, sa. November 5, 19 80

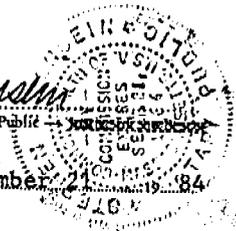
Then personally appeared the above named THOMAS D. SIMPSON

and acknowledged the foregoing instrument to the the free act and deed of the THE UNIVERSITY OF MASSACHUSETTS DELTA CHI FRATERNITY ALUMNI CORP.

before me

Stephen B. Monsehn
Stephen B. Monsehn Notary Public

My commission expires September 21, 1984



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SPECIAL JOINT MEETING OF
BOARD OF DIRECTORS
AND
MEMBERS OF

THE UNIVERSITY OF MASSACHUSETTS DELTA CHI FRATERNITY ALUMNI CORP.

A special joint meeting of the Board of Directors and Members of THE UNIVERSITY OF MASSACHUSETTS DELTA CHI FRATERNITY ALUMNI CORP. was duly called and held at the office of the Corporation located at 314 Lincoln Avenue, Amherst, Hampshire County, Massachusetts, on the 29th day of September 1980, a majority of Directors and Members being then and there present,

Upon a motion duly made and seconded, it was unanimously:

VOTED: To authorize the sale of the fraternity house and real estate appurtenant thereto located at 314 Lincoln Avenue, Amherst, Hampshire County, Massachusetts, being the same premises conveyed to the corporation by deed of Iota Gamma Upsilon House Corporation dated June 16, 1969, recorded with the Hampshire County Registry of Deeds in Book 1553, Page 21, for not less than \$43,000.00 and upon such other terms as in the sole discretion of the Treasurer of the corporation that he deems to be in the best interest of the corporation. The Treasurer of the Corporation is authorized to sign any and all necessary purchase and sale agreements and all other documents relative to said transaction, including a corporate warranty deed for the premises.

Upon a further motion duly made and seconded, it was unanimously:

VOTED: To adjourn.

I, VINNIE MASTRICOLA, am the duly elected Secretary and THOMAS D. SIMPSON is the duly elected Treasurer of the Corporation, and the above vote is true and accurate and has not been altered, amended, or rescinded.

Vinnie Masticola
Vinnie Masticola, Secretary

November 6, 1980 at 2 o'clock and 53 Min. p.m., Rec'd, Ent'd and Exas'd.